

ORDINANCE NO. **BG2022 - 55**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 2.29 ACRES FROM AG (AGRICULTURE) AND R-E (RESIDENTIAL ESTATE) TO HI (HEAVY INDUSTRIAL) LOCATED AT 0 FRED MADISON ROAD, PRESENTLY OWNED BY THE INTER-MODAL TRANSPORTATION AUTHORITY, INC.

WHEREAS, after proper notice and pursuant to applicable state statutes, the City-County Planning Commission of Warren County, Kentucky held a public hearing in City Hall on October 20, 2022 regarding the proposed rezoning of a tract of land containing 2.29 acres located at 0 Fred Madison Road, from AG (Agriculture) and R-E (Residential Estate) to HI (Heavy Industrial); and,

WHEREAS, said Planning Commission found the proposed zone change to be in agreement with the adopted Comprehensive Plan; and,

WHEREAS, said Planning Commission, thereafter and during the regular meeting, at said time and place with five (5) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 2.29 acres located at 0 Fred Madison Road, from AG (Agriculture) and R-E (Residential Estate) to HI (Heavy Industrial), with development plan conditions.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky as follows:

1. The tract of real estate presently owned by the Inter-Modal Transportation Authority, Inc., containing 2.29 acres located at 0 Fred Madison Road, which tract of real estate is more particularly described on the attached maps and incorporated herein as if copied in full, is hereby rezoned from AG (Agriculture) and R-E (Residential Estate) to HI (Heavy Industrial), with development plan conditions.

2. The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect

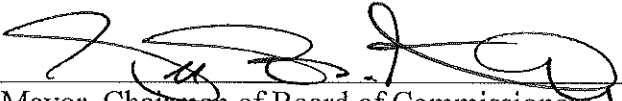
(Ordinance No. BG2022 - 55)

the validity of the remainder of this Ordinance.

3. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on November 15, 2022, and given final reading on December 6, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: December 6, 2022

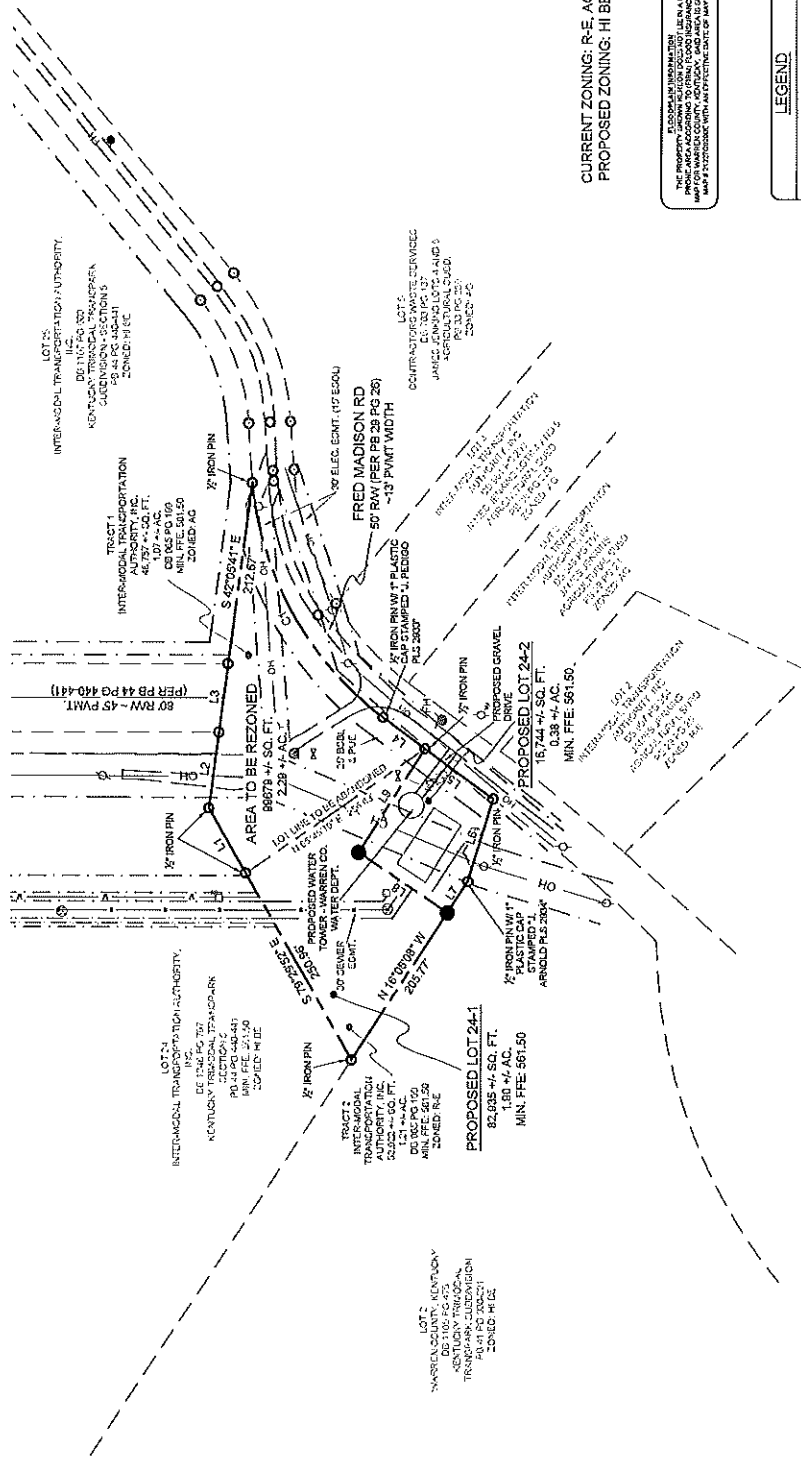
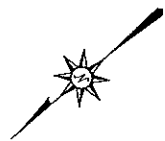
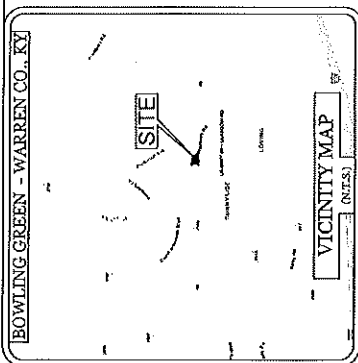
APPROVED: 

Mayor, Chairman of Board of Commissioners

ATTEST: 

City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



CURRENT ZONING: R-E, AG
 PROPOSED ZONING: HI BE

THIS PROPERTY INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES.

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- IRON PIN MISSING
- BACKSIGHT
- SIGHTS
- CONTROLLING
- INTERSECTION



PARCEL OWNER, ADDRESS AND SOURCE OF TITLE

INTER-MODAL TRANSPORTATION AUTHORITY, INC.
 710 COLLEGE STREET
 BOWLING GREEN, KY 42101
 DEED PG 199

TOTAL AREA OF SURVEY

88,879 ± SQ. FT.
 2.29 ± ACRES

DEVELOPMENT SUMMARY

CURRENT ZONING: R-E, AG (AGRICULTURE)

PROPOSED ZONING: HI BE

DEVELOPMENT: 5,000 SF

SEPTIC SYSTEM: 1 ACRE

MINIMUM LOT WIDTH: 50 FT (AT BUILDING LINE)

MINIMUM LOT FRONTAGE: 50 FT

MINIMUM LOT DEPTH: 50 FT

MINIMUM LOT COVERAGE: 90%

MINIMUM SETBACKS: 25 FT

FRONT YARD: 5 FT

SIDE YARD: 5 FT

REAR YARD: 100 FT

MINIMUM BUILDING HEIGHT: 100 FT

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREIN. THE SURVEY WAS COMPLETED ON MARCH 18, 2022, AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND THE UNADJUSTED MEASUREMENTS OF THE MONUMENTS. THE UNADJUSTED MEASUREMENTS OF THE MONUMENTS TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNER ESTABLISHED MEET OR EXCEED THE REQUIREMENTS FOR A SURVEY OF THIS CLASS AS SET FORTH IN THE KENTUCKY SURVEYING ACT AND THE REGULATIONS THEREUNDER. THE PROFESSIONAL LAND SURVEYOR HAS BEEN LICENSED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN 2011, MAR 18/25. THE REASONING AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLAUSE AND ARE BASED ON GCS NORTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH CAROLINA CLIP DATUM), WHICH FROM STATE GPS OBSERVATION.

Charles A. Keister
 CHARLES A. KEISTER, PLS #147

DATE: 9/22/22

LINE TABLE

LINE	BEARING	ANGLE	DISTANCE
L1	S 75° 52' 00" E	75° 52' 00"	144.25'
L2	S 42° 50' 41" E	80.32'	
L3	S 42° 50' 41" E	80.32'	
L4	S 75° 52' 00" W	57.17'	
L5	S 75° 52' 00" W	57.17'	
L6	N 10° 20' 00" W	42.37'	
L7	N 10° 20' 00" W	42.37'	
L8	N 74° 50' 10" E	170.89'	
L9	S 15° 52' 00" E	144.25'	

CURVE TABLE

CURVE	RADIUS	ANGLE	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	262.07'	332.52°	314.08'	N 75° 12' 00" W	48° 00' 00"

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY THE SURVEYOR USING A REAL TIME KINEMATIC (RTK) GPS SYSTEM. THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS FROM GPS POINTS USED TO LOCATE CORNER MONUMENTS BY CONVENTIONAL METHODS WAS VERIFIED BY DIRECT TOTAL STATION MEASUREMENT. THE GPS DATA USED TO LOCATE CORNER MONUMENTS.

REZONING EXHIBIT OF THE INTER-MODAL TRANSPORTATION AUTHORITY, INC. PROPERTY

INTER-MODAL TRANSPORTATION AUTHORITY, INC.
 710 COLLEGE STREET
 BOWLING GREEN, KY 42101

DATE: 9/22/2022 PROJECT NUMBER:

CHECKED BY: B. HERTER
 PREPARED BY:

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 1838 BOWLING GREEN, KY 42101
 PHONE (270) 780-8445